

## Project Narrative

### Preliminary Plat DC Ranch Canyon 5 CASE #255-PA-2004

This application requests Development Review Board approval for a preliminary plat consisting of twenty-four (24) custom lots within Parcels 5.4/5.5/5.6/5.7 also known as Canyon 5 at DC Ranch. These parcels consist of a total of 191.93 acres, are situated in the Upper Canyon Five and will be similar to the custom lots in Upper Canyon Six. The Upper Canyon Five lot sizes range from 2 acres to 29 acres. The Access to the site is off of Horseshoe Canyon Drive, west of Thompson Peak Parkway. The zoning for this area consists of two zoning categories, R1-10 and R1-43.

The site has been planned to protect the native vegetation and washes and to maximize viewsheds. Street alignments and elevations are designed to maximize integration with natural topography. Significant trees, saguaros, and boulder outcroppings were observed and designed around. Streets will be designed and constructed in accordance with the development standards for DC Ranch.

Architecture styles for these homes have met with past success and are unique to DC Ranch. All homes proposed will be subject to design approval by the DC Ranch Covenant Commission in order to ensure conformance with the recorded covenants and restrictions.

**DC RANCH**  
**Canyon 5 (Parcels 5.4/5.5/5.6/5.7)**  
**SUPPLEMENTAL NARRATIVE CASE #255-PA-2004**

**ROADWAY ALIGNMENT:**

Roadways within this parcel have been designed both vertically and horizontally to minimize visual and environmental impact to the site. The goal is to integrate the roadbed with the natural topography of this canyon site. At the refinement of these plans, traditional retaining walls, rubble rock retaining grades, stable exposed rock faces, hammerheads, and other creative hillside road design methods will be incorporated to minimize the area of cut and fill disturbance to the site. The lay out of the roadways as shown, avoids significant rock outcroppings and stands of significant or difficult to relocate native Sonoran vegetation. Final civil design and construction will be in accordance with the amended development standards set forth in the Second Amendment to the Development Agreement, as amended, and the approved Master Plans for Planning Units III, V, & VI at DC Ranch

**WASHES:**

In the initial planning of this parcel, heavily vegetated land along the major wash corridor was set aside for preservation. The planning efforts sought to minimize any development impacts to these areas. The preservation of this major corridor, in keeping with the design character of DC Ranch, will be a major natural open space amenity to this parcel. When crossing of this major corridor or the minor wash corridors within the parcel is required, the design and construction of the drainage structures will be such as to minimize the aesthetic and hydraulic impacts. In addition, the drainage structures will be designed to allow the flow of water to travel under the roadway while providing some on-site retention.

**LOT LAYOUTS:**

The lots within Canyon 5 have been designed to mitigate the impacts to the natural canyon site, while providing spectacular home sites for future owners. The lots will be designed with development envelopes that will encourage homeowners to protect natural features and significant existing vegetation. The envelopes will be sited to minimize the future impacts of the building pad and driveway access for each home.

**BUILDING HEIGHT:**

The maximum building height within Canyon 5 is thirty feet (30') above existing natural grade similar to that in the Scottsdale's Environmentally Sensitive Land Ordinance (ESL), as outlined in Schedule G of the Second Amendment to the Development Agreement, as amended. The grading of site pads will be reviewed by the DC Ranch

Covenant Commission with the intent of minimizing the visual impact of any cut or fills that may be required.

#### **DESIGN GUIDELINES:**

Canyon 5 is governed by the Silverleaf, Upper Canyon Design Guidelines. These guidelines introduce new homeowners to the design philosophy that has been the hallmark of DC Ranch. The guidelines include the concepts of good site design, architectural detailing, appropriate styles of architecture for this portion of the DC Ranch community, color and material selection, appropriate planting and lighting for the Sonoran desert setting, and the DC Ranch review process. The goal of this collection of information is to achieve great design and insure a lasting value in the community through guidance of individual design expression.

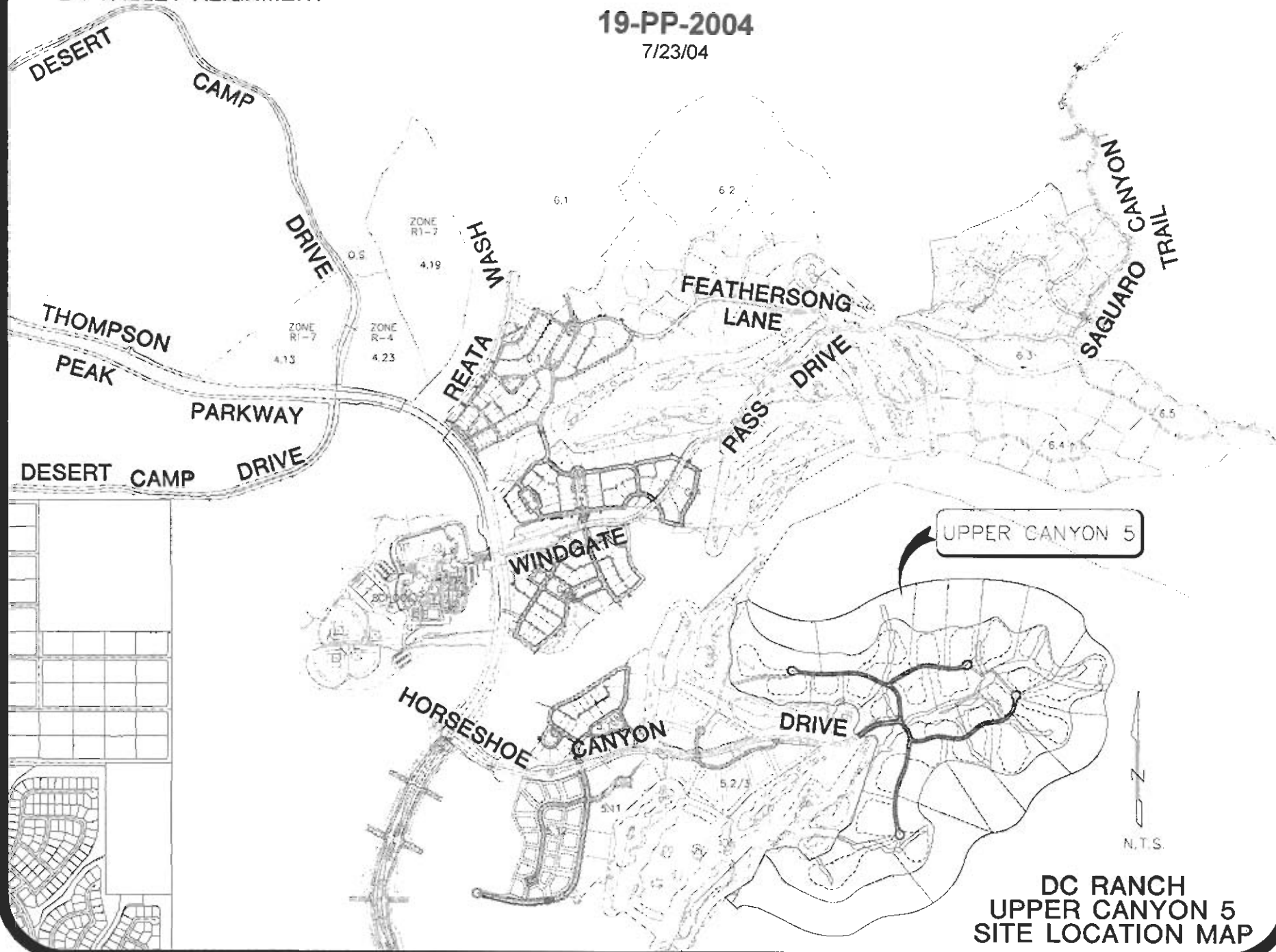
#### **NAOS:**

Per the Second Amendment to the Development Agreement, as amended, and the subsequent Natural Area Open Space (NAOS) delineation documentation, acres of NAOS are to be provided within Canyon 5 as Conservation Area (CA). The Conservation Open Space (COS) that surrounds this parcel has already been determined, except for a small sliver of land at the east end of the canyon. This remaining sliver of land will be delineated at the recordation of the final plat for this parcel. In addition to the NAOS acreage already agreed to for this parcel, the Army Corps of Engineers' jurisdictional 404 washes, and associated vegetated areas (a.k.a. mitigation buffer) will also be placed within NAOS easements to insure they remain in a native state. The NAOS provided in this parcel will help to ensure that DC Ranch exceeds its NAOS requirements as outlined in the Land Use Budget of the Second Amendment to the Development Agreement, as amended.

DEER VALLEY ALIGNMENT

19-PP-2004

7/23/04



DC RANCH  
UPPER CANYON 5  
SITE LOCATION MAP





The drawings and information depicted herein are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development at the Ranch.

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